

APPROVED



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
OCTOBER 21, 2004
MINUTES**

PRESENT: Robert Littlefield, Council Member
E.L. Cortez, Vice Chairman
Michael D'Andrea, Design Member
Jeremy Jones, Design Member
Kevin O'Neill, Design Member
Michael Schmitt, Design Member

ABSENT: Eric Hess, Commission Member

STAFF: Suzanne Colver
Mac Cummins
Randy Grant
Bill Verschuren
Kira Wauwie
Greg Williams

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Littlefield at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

MINUTES APPROVAL

October 7, 2004 DRB Minutes

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE OCTOBER 7, 2004, MEETING MINUTES AS PRESENTED. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

VICE CHAIRMAN CORTEZ requested cases 28-DR-2000#2, 67-DR-2004, and 52-DR-2004 be pulled from the consent to the regular agenda.

28-DR-2000#2 Portales Residential
 Site plan and elevations
 5000 Portales Place
 B3 Architects, Architect/Designer

(PULLED TO REGULAR AGENDA)

67-DR-2004 Centennial Marketplace
 Site plan and elevations
 14140 N. 100th Street
 Butler Design Group, Architect/Designer

(PULLED TO REGULAR AGENDA)

138-DR-1988#2 Westminster Village
 Site plan & elevations
 12000 N. 90th Street
 Perkins Eastman, Architect/Designer

COUNCILMAN LITTLEFIELD stated a citizen comment card was submitted on case 138-DR-1988#2 noting they will allow this person to speak but leave this item on the consent agenda.

PAT FRANTZ stated she is a neighbor to Westminster who has been a good neighbor. She further stated at the original construction of Westminster there was an agreement made with the City, Westminster, myself, and my next door neighbor that there would be no covered parking put behind their homes because we still have mountain views. She reported during the course of last summer there were carports built behind their house. She further reported that she would like something in writing that they are not going to build carports behind the rest of the back of our house.

MR. SCHMITT inquired if there is any place left where carports could be added. Ms. Frantz replied in the back of her house there are some places for carports.

VICE CHAIRMAN CORTEZ requested this item be pulled to the regular agenda.

(PULLED TO REGULAR AGENDA)

13-PP-204 41-PP-2004	The Villas at Whisper Rock – Grayhawk Unit 7 Preliminary Plat & architectural approval N of the NE corner of Whisper Rock Trail And Old Bridge Road Scrivner Design Group, Architect/Designer
-------------------------	---

20-PP-2004	The Saguaro Forest @ Desert Mtn. Phase III, Unit 42 Preliminary Plat Chiracahua & 95 th Street
------------	--

52-DR-2004	Checker Auto Scottsdale Site plan & elevations 8493 E. McDonald Dr. Perlman Architects, Architect/Designer
------------	---

(PULLED TO REGULAR AGENDA)

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASES 13-PP-2004, 41-DR-2004, AND 20-PP-2004 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

28-DR-2000#2	Portales Residential Site plan and elevations 5000 Portales Place B3 Architects, Architect/Designer
--------------	--

MS. WAUWIE presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

(COUNCILMAN LITTLEFIELD OPENED PUBLIC TESTIMONY.)

DON DUGAN, 4819 N. 68th Place, stated that he also owns property on Chaparral. He further stated that he did not have any objections to this project itself. He reported his main objection is putting the traffic out on Chaparral. He complimented the city on the wonderful job they have done with development.

He further reported that he felt if we work on the traffic problem on Chaparral Road this will be a wonderful project.

(COUNCILMAN LITTLEFIELD CLOSED PUBLIC TESTIMONY.)

JEFF SCHWARTZ, representing the Empire Group, discussed the history of this project. He reviewed the elevations for the project. He discussed the outreach that has been done with the neighbors. He addressed how the traffic issues were resolved along Chaparral noting we are required to install traffic calming along Chaparral to 68th Street. He discussed the access and circulation on the site. He provided information on the color schemes and landscaping plan.

VICE CHAIRMAN CORTEZ inquired about the landscaping along Chaparral Road between the residential north component and the development. Mr. Schwartz discussed the landscaping that would be installed along Chaparral Road noting we are constrained along Chaparral Road because of the grade differentiation between our site and the development.

MR. O'NEILL requested the Applicant to walk them through the cross-section sheets. Mr. Schwartz reviewed the cross-section sheets.

COUNCILMAN LITTLEFIELD reported that he was remiss in not introducing and welcoming the newest DR Board member Kevin O'Neill.

COUNCILMAN LITTLEFIELD OPENED PUBLIC TESTIMONY.)

DENNIS DUGAN stated he lives on Chaparral. He discussed his concern regarding the illegal left-hand turns that come out of the project. He further expressed his concerns regarding how the traffic will come out of the project. He remarked with regard to the two proposals he is opposed to the one that creates two intersections.

(COUNCILMAN LITTLEFIELD CLOSED PUBLIC TESTIMONY.)

MS. WAUWIE explained the sequence of the plans noting the plan from the 2000 case was approved.

COUNCILMAN LITTLEFIELD inquired if the issue of illegal left-hand turns was an enforcement issue that needs to be addressed. The Traffic Engineering Director for the City provided information on the traffic calming efforts along Chaparral. The Transportation Department is currently in the process of developing a more comprehensive study of Chaparral road to address the issues.

MS. WAUWIE stated the plat has been recorded for this site and this design for that entrance has been recorded.

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 28-DR-2000#2 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. D'ANDREA.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

67-DR-2004

Centennial Marketplace
Site plan and elevations
14140 N. 100th Street
Butler Design Group, Architect/Designer

MR. CUMMINS presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

VICE CHAIRMAN CORTEZ inquired if there has been a recent change in policy regarding the standard stipulation regarding concealment of pneumatic tube systems for banks. Ms. Wauwie explained where they are visible or outside the project, we prefer to see them fully screened. In this case, the bank is the one that cannot be seen from the street so it was not required. Vice Chairman stated that he was not aware of us making any exceptions with regard to being visible from the street and would ask that stipulation be amended to require the concealment of the pneumatic tubes into the bank design.

(COUNCILMAN LITTLEFIELD OPENED PUBLIC TESTIMONY.)

MARK ORTEGA, 10011 E. Sheena Drive, spoke in favor of this request. He stated he has been a long time supporter of this project. He requested this project is **be** unanimously supported. He concluded he felt this would be a significant project at the entry of ~~North Scottsdale~~ **the Horizon neighborhood**. **He also stated that he felt Byxbee Development should be commended for their exemplary conduct in their interaction with both the public and City staff in terms of developing the project.**

(COUNCILMAN LITTLEFIELD CLOSED PUBLIC TESTIMONY.)

MR. D'ANDREA inquired about the parking plan.

TODD LAWRENCE, Butler Design Group, explained because of issues with grading and drainage it was determined to eliminate some underground retention and provide retention on the site within the west portion by eliminating the one-way access drive in the rear and a bay of parking.

MR. SCHMITT inquired if the roofing and wall material will be consistent throughout the entire site noting the bank building has a different architect. Mr. Lawrence replied all of the materials would be consistent throughout the entire project.

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 67-DR-2004 WITH STIPULATION NO. 5 AMENDED TO INCLUDE BANK BUILDING A. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

138-DR-1988#2	Westminster Village Site plan & elevations 12000 N. 90 th Street Perkins Eastman, Architect/Designer
---------------	--

COUNCILMAN LITTLEFIELD requested staff address the concern brought up in public testimony only.

MR. WILLIAMS reported the Applicant has agreed to put in writing that there will be no carports in the future. He further reported that carports were not part of the proposal.

MR. D'ANDREA MOVED TO APPROVE CASE 138-DR-1988#2 WITH THE ADDED STIPULATION THAT A LETTER BE PROVIDED BY THE OWNER THAT THERE WILL BE NO ADDITIONAL CARPORTS ON THE PROJECT. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

52-DR-2004	Checker Auto Scottsdale Site plan & elevations 8493 E. McDonald Dr. Perlman Architects, Architect/Designer
------------	---

MR. VERSCHUREN presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

MR. JONES stated the north and south elevations are not adequate and need more work.

MR. D'ANDREA stated there was another Checker Auto Store on Raintree and Northsight that came before the Board and the applicant informed us that it was imperative to have the building face the main road. This building is sited the way the Board wanted the building sited on the previous project. He inquired why it is okay to have the building sited this way on this project and not the other project.

GERRALD ADAMS, Perlman Architects, stated the frontage is in line with what currently exists in the center.

MARK BERGQUIST, CSK Corp. Architect, stated we would have preferred to orient this building toward the street but there was not enough room for parking and that is the reason we are turning it inward.

MR. JONES MOVED TO REJECT THE NORTH AND SOUTH ELEVATIONS FOR CASE 52-DR-2004 AND THE APPLICANT RETURN TO A STUDY SESSION WITH REVISIONS TO THE NORTH AND SOUTH ELEVATIONS AND ACCEPT THE REST OF THE DESIGN. SECOND VICE CHAIRMAN CORTEZ.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 2:00 p.m.

Respectfully Submitted

"For the Record" Court Reporters